

After recording mail to:

**REAL ESTATE EXCISE TAX**

Witherspoon, Kelley, Davenport & Toole PS  
Attn: Shelley N. Ripley  
422 West Riverside Ave., Suite 1100  
Spokane, WA 99201

27620  
MAY 29 2008

PAID exempt  
Vicki C. Belland, Deputy  
SKAMANIA COUNTY TREASURER

Sec 30277

**WARRANTY DEED**  
(In Lieu of Foreclosure)

THE GRANTOR, **GAIL HARDCASTLE**, a single person, for and in lieu of foreclosure; conveys and deeds to **STERLING SAVINGS BANK**, the Grantee, whose address is Attn: Special Assets Department, 111 N. Wall Street, Spokane, Washington 99201, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein.

A tract of land in the Northwest Quarter of Section 2, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Southwest corner of Government Lot 4 of said Section 2; thence along the West line of said Government Lot 4 North 660 feet; thence East parallel to the South line of said Government Lot 4, 990 feet; thence South parallel with the said West line 660 feet to the South line of said Government Lot 4; thence West along said South line 990 feet to the point of beginning.

EXCEPT the West 660 feet thereof.

Also except that portion conveyed to Skamania County for Road over the south 30 feet, recorded in Book 71, page 952.

Tax Parcel No. 03-10-02-00-0-202-00.

Skamania County Assessor  
Date 5/29/08 Parcel# 3-10-2-0-0-202  
JW

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain deed of trust recorded under Auditor's File No. 2006161028 (the "Deed of Trust"), records of Skamania County, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of the Deed of Trust, which a lien shall remain a second lien upon the property. The Deed of Trust shall be released only by reconveyance by the beneficiary thereunder.

This Deed is absolute in effect and conveys fee simple title to the Property to Grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantee shall not be deemed to have accepted this Deed until and unless Grantee causes this Deed to be recorded. Grantee shall be entitled to immediate possession of the Property upon recording of this Deed or as otherwise provided in a writing executed by Grantor and Grantee.

Grantor hereby waives, surrenders, conveys and relinquishes to Grantee any equity of redemption. Grantor further conveys to Grantee all statutory rights of redemption in respect to the Property arising under and sheriff's sale pursuant to any judgment. Grantor acknowledges that Grantor has executed and delivered this Deed voluntarily and that Grantor is not acting under any misapprehension, fraud, undue influence or duress.

Dated: 5/21/08, 2008.

Gail Hardcastle  
GAIL HARDCASTLE

Oregon  
State of ~~Washington~~ ) ss.  
County of ~~Hood River~~ )

I certify that I know or have satisfactory evidence that Gail Hardcastle personally appeared before me, and on oath stated that she was authorized to execute the instrument and acknowledged it to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

DATED this 21<sup>st</sup> day of May, 2008.

Julie L. Johanson  
PRINT NAME: Julie L. Johanson  
NOTARY PUBLIC in and for the State of  
Oregon Washington, residing at Honey Valley, WA  
My appointment expires: 4/5/2010

